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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CAIRNS CLOSE
ST ALBANS
AL4 0EB

Guide Price £425,000

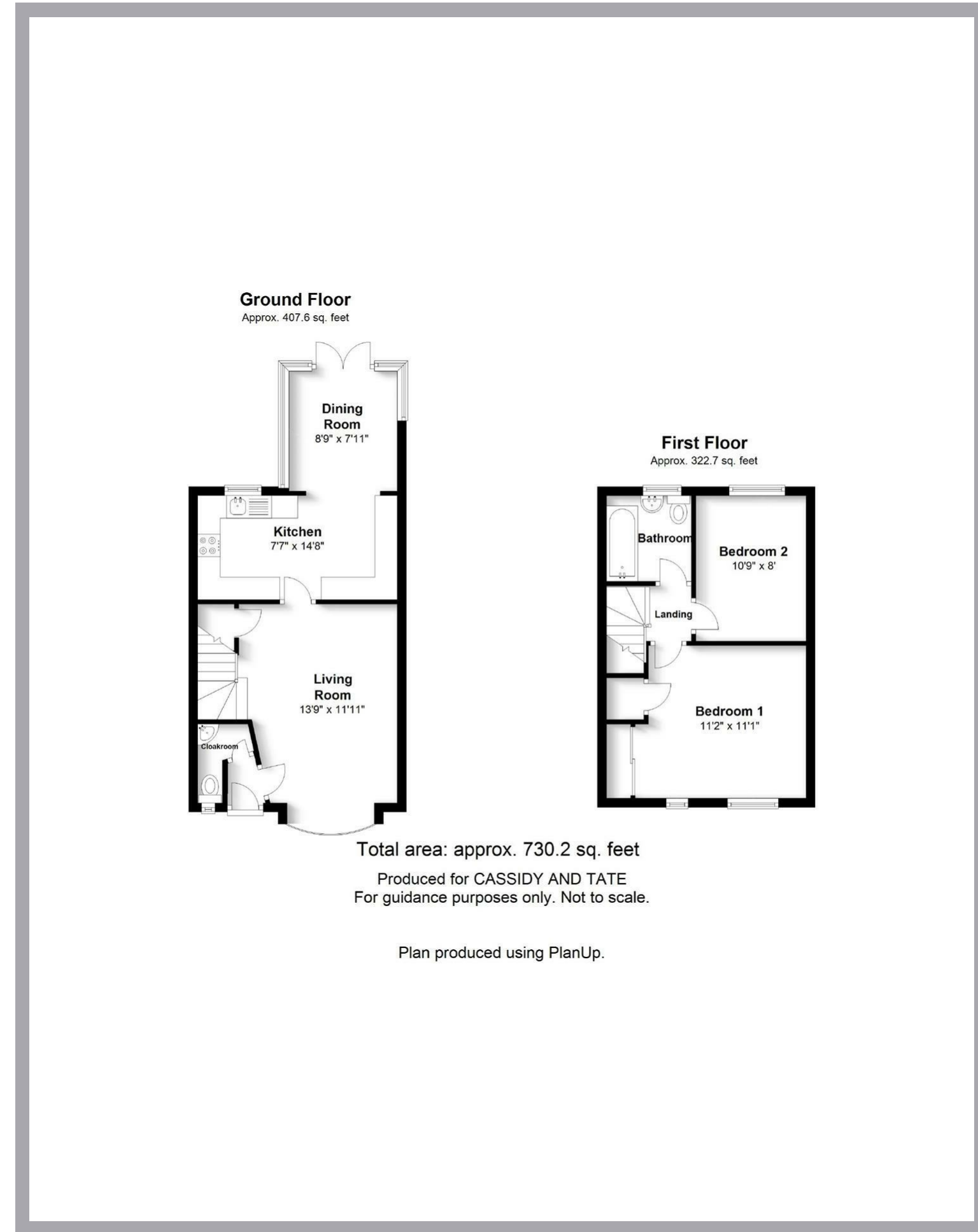
EPC Rating: G Council Tax Band: D



Cassidy&Tate

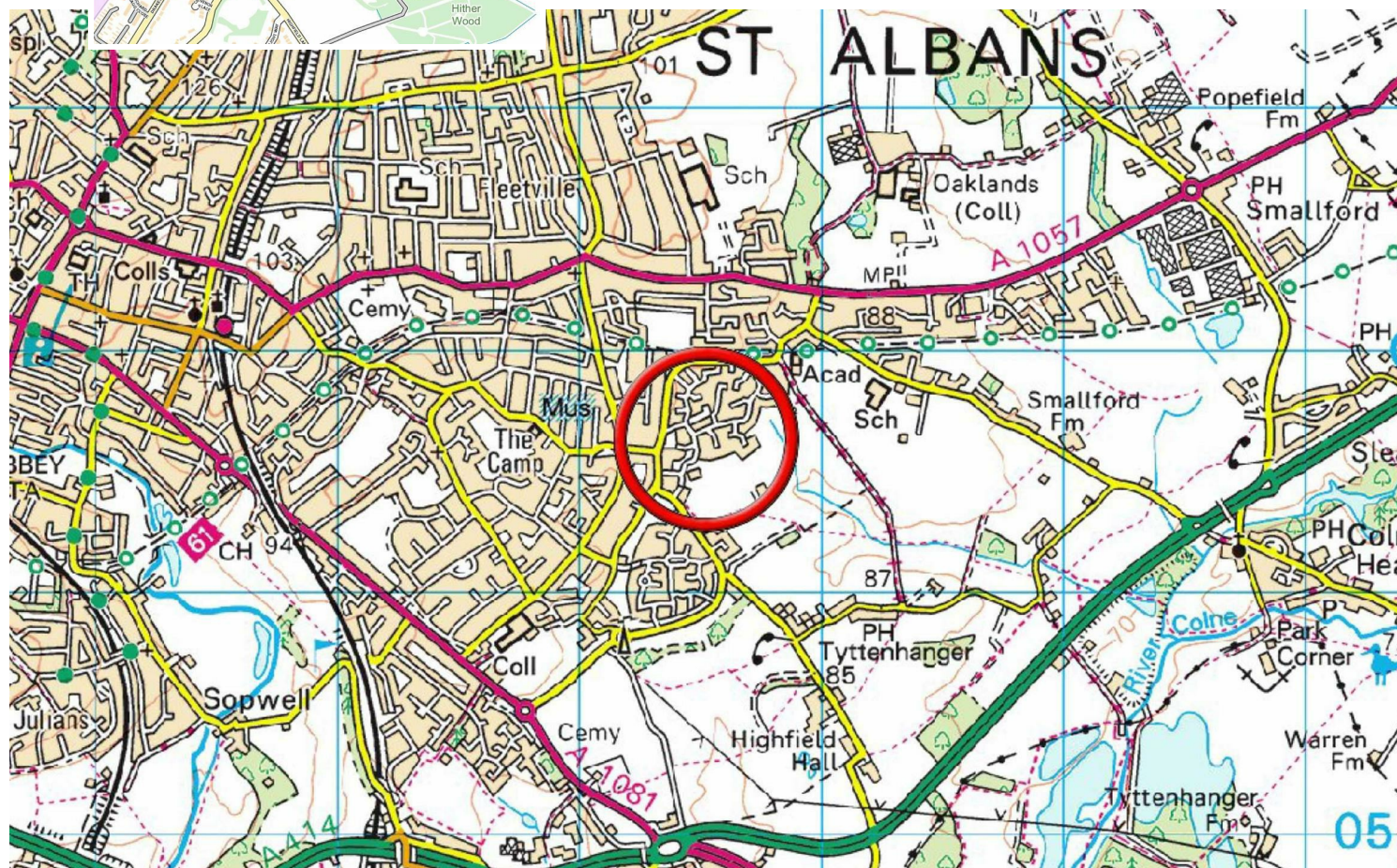
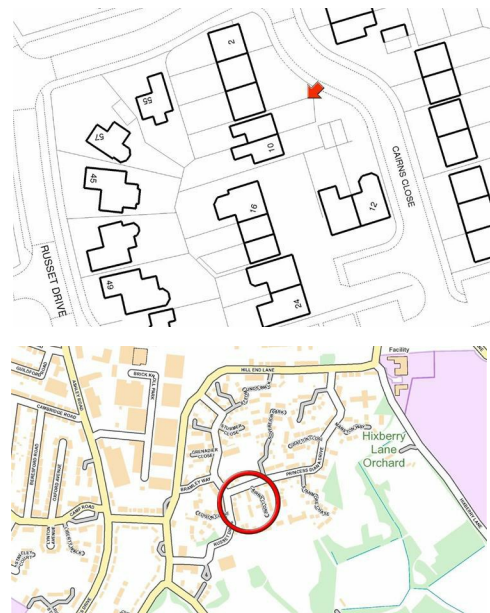
All The Ingredients Needed For A Fabulous Lifestyle

Positioned in the popular Highfield Park development is this two bedroom situated within in a tranquil cul de sac location. The property is presented in good decorative order throughout making for a bright and comfortable home with living accommodation that includes an entrance with door into a downstairs cloakroom and door leading to a well proportioned, bay fronted living room. Door from the living room opens to the kitchen/breakfast room which is open and connects to a conservatory full of natural daylight. Upstairs are two double bedrooms and a family bathroom. Patio doors from the conservatory open and lead to the attractive rear garden whilst to the front of the property is a separate garage with off road parking in front. Highfield Park enjoys its own local parade of shops and services, a doctor's surgery, a sports centre, playing fields and woodland. There are also popular schools, good bus connections and easy access to the M25, M1 & A1 motorway network. St. Albans city centre and the mainline railway station remain a short distance away.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living



Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Cassidy&Tate

Specialists in Bespoke Properties

- Located In Highfield Park
- Two Double Bedrooms
- Conservatory
- Garage
- Semi Detached
- Fitted Kitchen
- Downstairs Cloakroom
- Off Street Parking For Two Cars

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales		

EU Directive 2002/91/EC



